

037.0

0002

0004.0

Map

Block

Lot

1 of 1
CARD

ARLINGTON

Total Card / Total Parcel
49,800 / 49,800
49,800 / 49,800
49,800 / 49,800APPRaised:
USE VALUE:
ASSESSED:Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
0	LOT	DECATUR ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: ZAVAGLIA JAMES M & JACQUELINE	
Owner 2:	
Owner 3:	

Street 1: 50 MYSTIC VALLEY PKWY

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: ZAVAGLIA JOSEPH P & VIRGINIA -

Owner 2: ZAVAGLIA JAMES M & JACQUELINE -

Street 1: 50 MYSTIC VALLEY PKWY

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02474

NARRATIVE DESCRIPTION

This Parcel contains .075 Sq. Ft. of land mainly classified as

Undev. Land

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D		Topo	1	Level		
s		Street				
t		Gas:				

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / Price Units	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
132	Undev. Land		3281		Sq. Ft.	Site		0	64.	0.24	3			Unbuild	-85					49,769						49,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
132	3281.000			49,800	49,800		25109
							GIS Ref
							GIS Ref
							Insp Date
							02/25/00

PREVIOUS ASSESSMENT									Parcel ID	037.0-0002-0004.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	
2022	132	FV		0	3,281.	49,800	49,800		Year end	12/23/2021	
2021	132	FV		0	3,281.	49,800	49,800		Year End Roll	12/10/2020	
2020	132	FV		0	3,281.	49,800	49,800	49,800	Year End Roll	12/18/2019	
2019	132	FV		0	3,281.	45,100	45,100	45,100	Year End Roll	1/3/2019	
2018	132	FV		0	3,281.	42,800	42,800	42,800	Year End Roll	12/20/2017	
2017	132	FV		0	3,281.	37,300	37,300	37,300	Year End Roll	1/3/2017	
2016	132	FV		0	3,281.	31,900	31,900	31,900	Year End	1/4/2016	
2015	132	FV		0	3,281.	29,600	29,600	29,600	Year End Roll	12/11/2014	

SALES INFORMATION			TAX DISTRICT			PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ZAVAGLIA JOSEP	53850-145		11/17/2009	Family		99	No	No	Joseph P Zavaglia dod 12/22/2012
ZAVAGLIA JOSEP	51730-128		9/29/2008	Portion-Asst	250,000	No	No		
ZAVAGLIA JOSEPH	10729-424		6/6/1965	Family		99	No	No	N

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
2/25/2000		Vacant Lot							1/1/1919		263	PATRIOT					

Sign: VERIFICATION OF VISIT NOT DATA _____

Total AC/HA: 0.07532

Total SF/SM: 3281

Parcel LUC: 132 Undev. Land

Prime NB Desc: ARLINGTON

Total: 49,769

Spl Credit

Total: 49,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION			BATH FEATURES			COMMENTS			SKETCH								
Type:			Full Bath:		Rating:	RESIDENTIAL GRID			SKETCH								
Sty Ht:			A Bath:		Rating:												
(Liv) Units:		Total:	3/4 Bath:		Rating:												
Foundation:			A 3QBth:		Rating:												
Frame:			1/2 Bath:		Rating:												
Prime Wall:			A HBth:		Rating:												
Sec Wall:		%	OthrFix:		Rating:												
Roof Struct:			OTHER FEATURES														
Roof Cover:			Kits:		Rating:	1st Res Grid	Desc:	# Units									
Color:			A Kits:		Rating:	Level	FY	LR	DR	D	K						
View / Desir:			Frpl:		Rating:	Other	FR	RR	BR	FB	HB						
GENERAL INFORMATION			WSFlue:		Rating:	Upper	L	O									
Grade:			CONDO INFORMATION			Lvl 2											
Year Blt:		Eff Yr Blt:	Location:			Lvl 1											
Alt LUC:		Alt %:	Total Units:			Lower											
Jurisdict:		Fact:	Floor:														
Const Mod:			% Own:														
Lump Sum Adj:			Name:														
INTERIOR INFORMATION			DEPRECIATION														
Avg Ht/FL:			Phys Cond:		0.0 %												
Prim Int Wal			Functional:		%												
Sec Int Wall:		%	Economic:		%												
Partition:			Special:		%												
Prim Floors:			Override:		%												
Sec Floors:		%	Total:		0 %												
Bsmnt Flr:			CALC SUMMARY														
Subfloor:			Basic \$ / SQ:														
Bsmnt Gar:			Size Adj.: 1.00000000														
Electric:			Const Adj.: 16.00000000														
Insulation:			Adj \$ / SQ:														
Int vs Ext:			Other Features: 0														
Heat Fuel:			Grade Factor:														
Heat Type:			NBHD Inf: 1.00000000														
# Heat Sys:			NBHD Mod:														
% Heated:		% AC:	LUC Factor: 1.00														
Solar HW:		Central Vac:	Adj Total: 0														
% Com Wal		% Sprinkled	Depreciation: 0														
			Depreciated Total: 0														
MOBILE HOME			Make:		Model:		Serial #:		Year:	Color:							
SPEC FEATURES/YARD ITEMS																	
PARCEL ID 037.0-0002-0004.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCodJFact	Juris. Value
More: N	Total Yard Items:				Total Special Features:						Total:						